172.0	0006	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	803,500 / 803,500
					USE VALUE:	803,500 / 803,500
					ASSESSED:	803,500 / 803,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		TANAGER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORGENSTERN DAVID E/CATHERINE	
Owner 2:		
Owner 3:		
Street 1:	61 TANAGER STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	MANANDHAR SANJAY -
Owner 2:	-
Street 1:	61 TANAGER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,145 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Wood Shingle Exterior and 1732 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4145.000	412,700	9,800	381,000	803,500
Total Card	0.095	412,700	9,800	381,000	803,500
Total Parcel	0.095	412,700	9,800	381,000	803,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.05 | /Parcel: 464.0

Legal Description

User Acct 114254

GIS Ref

GIS Ref

Insp Date 06/21/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 172.0-0006-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	412,600	9800	4,145.	381,000	803,400	803,400	Year End Roll	12/18/2019
2019	101	FV	308,500	9800	4,145.	375,600	693,900	693,900	Year End Roll	1/3/2019
2018	101	FV	319,100	9800	4,145.	288,500	617,400	617,400	Year End Roll	12/20/2017
2017	101	FV	319,100	9800	4,145.	272,200	601,100	601,100	Year End Roll	1/3/2017
2016	101	FV	319,100	9800	4,145.	250,400	579,300	579,300	Year End	1/4/2016
2015	101	FV	301,800	9800	4,145.	234,100	545,700	545,700	Year End Roll	12/11/2014
2014	101	FV	301,800	9800	4,145.	215,600	527,200	527,200	Year End Roll	12/16/2013
2013	101	FV	301,800	9800	4,145.	215,600	527,200	527,200		12/13/2012

!13343!

PRINT

Date	Time
12/11/20	03:19:08

LAST REV

Date	Time
07/10/18	08:51:18
apro	
13343	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANANDHAR SANJA	43076-406		6/17/2004		572,500	No	No		
BLAGDEN MARK D/	34831-583		2/14/2002		425,000	No	No		
BLAGDEN MARK D	28070-154		1/13/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2014	747	Redo Kit	20,696					
4/16/2014	354	Alterati	27,135					
7/22/2013	1108	Redo Bat	7,500	C				
5/31/2012	688	Porch	3,800					REPAIR FRONT PORCH
5/27/2011	507	Siding	3,800					
4/7/2010	279	Manual	6,000					GUTTERS / FACIA

ACTIVITY INFORMATION

Date	Result	By	Name
6/21/2018	Meas/Inspect	BS	Barbara S
7/1/2014	Info Fm Prmt	PC	PHIL C
5/2/2014	External Ins	PC	PHIL C
1/9/2014	Info Fm Prmt	EMK	Ellen K
10/17/2008	Meas/Inspect	345	PATRIOT
9/22/2005	MLS	BR	B Rossignol
10/8/2004	MLS	MM	Mary M
5/6/2002	MLS	MM	Mary M
12/21/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	114254
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4145		Sq. Ft.	Site		0	70.	1.31	6									381,045						381,000	

Total AC/HA: 0.09516 | Total SF/SM: 4145 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 381,045 | Spl Credit | Total: 381,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33181810
Const Adj.:	1.00570023
Adj $ / SQ:	167.426
Other Features:	94250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	462634
Depreciation:	49964
Depreciated Total:	412670

COMMENTS

GAR USED AS OFFICE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

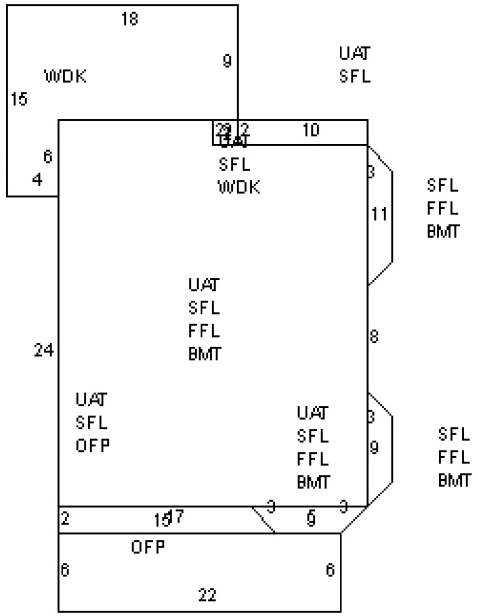
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	184.17
Special Features:	0	Val/Su Net:	145.93
Final Total:	412700	Val/Su SzAd	267.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	798	167.430	133,606
BMT	Basement	742	50.230	37,269
FFL	First Floor	742	167.430	124,230
UAT	Upper Attic	192	128.920	24,688
WDK	Deck	190	11.330	2,152
OFP	Open Porch	164	26.710	4,381

Net Sketched Area:	2,828			Total:	326,326
Size Ad	1540	Gross Are	3402	FinArea	1732

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0006-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	V	VG	1950	32.37	T	20	101			9,800			9,800

More:	N	Total Yard Items:	9,800	Total Special Featues:	Total: 9,800

IMAGE

AssessPro Patriot Properties, Inc